

**Village of Indian Point
Planning and Zoning Commission Meeting Minutes
Thursday, May 5, 2016 – 7:00 p.m.**

Prior to the regular meeting a Public Hearing was scheduled for 6:30 pm for the rezoning of Lots 1, 2 & 4 of Elm Lane in the Heidler's Laz-E-Daz Subdivision.

No One attended the Public Hearing to speak out for or against the re-zoning request.

Members present: Linda Slaughter, Greg Maycock, Arno Wehr III, Carole Kurtz, Ryan McGinness and Jim Adams. Also present was Village Clerk Louise Pucel and Engineer Shannon Shank

- I. Mr. Maycock called the meeting to order at 7 pm with the Pledge of Allegiance to the Flag to the United States of America.
- II. **Carole Kurtz** requested to modify agenda to include under New Business, Item D, the 1 year annual extension for the Bayside plat at Stillwater. **Motion** to approve the modified agenda made by Mr. McGinness; 2nd by Mrs. Kurtz; All Aye. Mrs. Kurtz clarified that the agenda modification was exercised due to the impending expiration of the extension.
- III. **Mr. Maycock** requested two items to be edited in the Minutes from the April 7 , 2016 meeting. **Motion** to approve the revised minutes from the April 7, 2016 meeting made by Mr. Wehr; 2nd by Mrs. Kurtz; All Aye. Mr. McGinness abstains due to absence.
- IV. **Unfinished Business:**
 - A. **Battaglia – Rezoning Request:** A Public Hearing was held for the request to re-zone Lots 1, 2 & 4 of Elm Lane in the Heidlers-Laz-E-Daz Subdivision by Doug and Maryanne Battaglia. There was no attendance to support or dispute the re-zoning, **Motion** made by Mr. Wehr to recommend to the Board of Trustees to approve the request of the re-zoning of Lots 1, 2 & 4 in Heidler's Laz-E-Daz Subdivision from Residential R-1 to Commercial C2PDD; 2nd by Mr. McGinness; **Roll Call:** McGinness – Aye; Slaughter – Aye; Kurtz – Aye; Adams – Aye; Wehr – Aye; Maycock – Aye.
 - B. **Crowne View Update – Completed Traffic Study:** Shannon Shank explained the letter he drafted regarding the Great Rivers review of the submitted traffic study. In **Item 1:** The originally approved Plan indicates 576-614 units, where the current study only addresses 106 dwellings. Mr. Perme expressed his understanding was that he was only requesting for Phase II, again, Mr. Maycock clarified that the Whole Development needs to be addressed in the Traffic Study to include all Phases of Project.
Item 2: Best results would require a trip counter through the peak hours.
Item 3: Traffic counts should be on peak summer months.

Item 4: Need to also address the Hilltop and Meadow Lane Intersection from the Crowne View entrance down to Indian Point Road.

Item 5: Being such a big tourist area has the potential for high traffic volume.

Mr. Maycock suggested perhaps completing the required intersection improvements to accommodate Phases I & II, then submitting a plan to further improve the entrance if ever to proceed to Phase III.

V. New Business:

A. Enjoy Property Development - Submitted request is to combine Lots 34 & 35 of the Meadow Hills Subdivision into 1 Lot known as 35A.

Motion made by Mr. McGinness to recommend to the Trustees approval of combining Lots 34 & 35 of Meadow Hills Subdivision to be known as a single lot called 35A; 2nd by Mrs. Kurtz; **Roll Call:** McGinness – Aye; Slaughter – Aye; Kurtz – Aye; Adams – Aye; Wehr – Aye; Maycock – Aye.

B. Polson Properties – The Timbers Re-Plat – Submitted 2 requests; 1st to split lot 23 and combine with Lots 22 & 24 to enlarge both lots.

Motion made by Mr. McGinness to recommend to the Trustees the approval of splitting Lot 23 to combine with Lots 22 & 24 to create two (2) larger lots; 2nd by Mr. Wehr; **Roll Call:** McGinness – Aye; Slaughter – Aye; Kurtz – Aye; Adams – Aye; Wehr – Aye; Maycock – Aye. 2nd request is to combine Lots 7, 8 & 14 with lot line adjustments to Lots 6 & 9 into 1 Lot known as 7A, creating three (3) lots from five (5).

Motion made by Mr. McGinness to recommend to the Trustees the combination of lots creating 3 out of 5; 2nd by Mrs. Slaughter; **Roll Call:** McGinness – Aye; Slaughter – Aye; Kurtz – Aye; Adams – Aye; Wehr – Aye; Maycock – Aye.

C. Trustee Ordinance to change meeting days between the P&Z and the Work Session. No one has any dispute with ordinance, can proceed to approval.

D. Bayside Plat Extension – Request from Stillwater for a 1 year extension on the Bayside Plat. **Motion** to recommend to the Trustees to approve a 1 year extension on the Bayside Plat for Stillwater resort made by Mr. Wehr; 2nd by Mrs. Kurtz/Mr. McGinness; All voted Aye.

VI. Administrator & Code Enforcer Report: No new items to report.

VII. Items & Comments from Planning & Zoning Commission Members: None.

VIII. Comments from the Floor: None

IX. Next meeting tentatively 7:00 pm on Tuesday, June 7, 2016.

X. Motion to adjourn made by Mrs. Slaughter; 2nd by Mr. Wehr at 8:01 pm; All Aye.

Meeting adjourned.

Louise Pucel

Village Clerk/Acting Administrator

